

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 Moroka Avenue Weir Views VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$515,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Weir Views

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

46 Chromite Circuit Weir Views VIC 3338	\$525,900	28-Jun-21
12 Avonmore Way Weir Views VIC 3338	\$548,000	19-Oct-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 25 November 2021



46 Chromite Circuit Weir Views VIC 3338

Sold Price

\$525,900

Sold Date

28-Jun-21

 4  2  2

Distance

0.12km



12 Avonmore Way Weir Views VIC 3338

Sold Price

^{RS} **\$548,000**

Sold Date

19-Oct-21

 4  2  2

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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